

Development Control Committee

12th November 2013

13/00242/OUT	Outline application for up to 96 dwellings Former Beanfield School site, Glastonbury Road
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Background

The site formerly contained the Beanfield Secondary School which was demolished in 2002 and has been vacant since.

The former Beanfield School site is located off Glastonbury Road to the north of the Beanfield Primary School and Maplefield School and to the east of the A6003. The site is surrounded to the north and east by housing estates.

The site was subject to a previous application which covered a larger site and provided additional sports facilities. The previous application was subject to s106 agreement which was never completed and was superseded by events including the provision of the Maplefield School.

Description

This application seeks outline planning permission for up to 96 dwellings with associated access, open space, play area and landscaping

Site History

05/00016/OUT Residential development, provision of sports complex and associated access **disposed** as the application has never been determined

Policies

Policies 1, 4, 9, 10, 13, 14 & 15 of the North Northamptonshire Core Spatial Strategy

Urban Structure Study and emerging policies within the North Northamptonshire Core Spatial Strategy review which seek connectivity to West of Corby Sustainable Urban Extension

National Planning Policy Framework

DEFRA Noise Policy Statement for England

The Wildlife and Countryside Act 1981 (as amended)

The Conservation of Habitats and Species Regulations 2010 (as amended)

Consultation

Northamptonshire County Council:

Education: In terms of Primary Education provision the site is served by Beanfield Primary School. The school is currently operating over capacity and therefore it is necessary to request a Primary School contribution

The site is served by Kingswood Arts Specialist College. The college is currently over capacity in each of its year groups and there are considerably numbers in the primary school system progressing through to secondary. On this basis it is necessary to request a secondary school contribution.

Fire and Rescue: contribution request for fire and rescue infrastructure costs

Libraries: contribution request toward Danesholme Library expansion and improvements

Waste and Minerals Planning Authority Policy: Prior to any development taking place the application should demonstrate how it meets policies CS7 and CS8 of the Northamptonshire Minerals and Waste Development Framework (MWDF) Core Strategy (adopted May 2010). Policy CS7 of the MWDF Core Strategy states proposals for new development should seek to utilise efficient use of resources in both the construction

phase and its operation. Policy CS8 of the MWDF Core Strategy encourages the integration of waste management facilities in areas of significant new development.

Developers are required to prepare and submit a Waste Audit and Waste Management Facilities Strategy in accordance with policies CS7 & CS8 and detailed guidance is provided within the MWDF Development & Implementations Principles Supplementary Planning Document adopted September 2011.

Housing Strategy: Discussions have been held about the site's affordable housing however numbers and types have not yet been committed

Natural England: Thank you for your consultation if the proposed scheme does not appear to likely to result in significant impacts on statutory designated sites, landscapes or species and therefore it does not fall within the scope of applications upon which we (Natural England) would comment on. The Local Planning Authority should seek the views of their own ecologists on the site and ensure that the scheme complies with national and local policies on biodiversity and complies with legislation.

Landlord Services Manager: No objection or comments

Northamptonshire Police: No formal objection to this planning application in principle. However, we strongly suggest that the following observations/recommendations are considered, which if implemented will reduce the likelihood of crime, disorder and anti-social behaviour occurring.

- Concerns with regards excessive permeability, consider at least two of the pedestrian/cycle routes can be omitted.
- Boundary treatment details need to be discussed and agreement in writing prior to commencement. Particular attention is required in the area of the 7m planting belt to the western perimeter of the site.
- Though not currently proposed, excessive numbers of rear alley ways should be avoided, these can cause both issues of security and problems for the resident with refuse transportation. If necessary can a house be utilised with a ginnel to reduce distances and improve security
- When the lighting scheme has been produced it is important that as well as adopted areas being considered that unadopted areas are similarly treated for safety and security reasons.

Request condition;

Prior to the commencement of the development, a scheme detailing the security standards to be incorporated within all openings associated with the development shall have been submitted to and approved in writing by the Local Planning Authority. The specification for all vulnerable areas should be accredited with the latest British Standard security certification. The development shall thereafter be implemented in accordance with the details so approved.

Reason: This is in the interest of the security and quality life of future occupants of the development in accordance with Safer Places – the Planning System and Crime Prevention, Northamptonshire Supplementary Planning Guidance “Planning Out Crime” and Policy 13 of the North Northamptonshire Core Spatial Strategy.

North Northamptonshire Design Action Manager: Noting that the scheme is in outline scheme the proposal generally looks good.

Welcome the connections to West Corby and to the existing immediate context which all appear to be relatively well overlooked. There are a few buildings which are at the end of long views and will need to be handled particularly carefully as well as care for the corner units.

The balancing pond is well overlooked and could be a feature of the site. As well as their role for flood storage, these ponds can have an ecological and play potential if designed with these opportunities in mind. Shallow ponds with natural banks with an irregular margin

rather than a deep straight-sided pit and with marginal planting is generally better for wildlife and makes the pond area more likely to be capable of being a playable area too.

Main street will need careful handling to avoid speeding – might be good to have junctions designed as tables and to ensure that red routes are not diverted from desire lines.

Corby Borough Council Planning Policy: Policies 1, 9 and 10 of the adopted North Northamptonshire Core Spatial Strategy (CSS 2008) support the reuse of previously developed land and buildings within the existing urban area and Corby growth town.

The proposed development should not lead to the loss of community facilities and/or open spaces subject to the requirements of CSS policy 13(f) and (g) both of which have been addressed within the outline proposal.

The adopted CSS requirement (policy 15) for 30% of all new housing developments to be affordable has been satisfied within the submitted outline proposal.

Consideration should also be given to access and potential for integration between the proposed development site and the identified West Corby sustainable urban extension. The draft Urban Structures Study recognises the barrier created by the A6003 and the scope to create new pedestrian and cycle links between existing and new settlements.

Ramblers: We approve of all the potential pedestrian/cycle access points. They will give this estate and neighbouring estates good, safe connectivity.

Environment Agency: The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% annual exceedance probability will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Details of how the scheme shall be maintained and managed after completion

Reason: to prevent the increased risk of flooding both on and off site

Sport England: we do not wish to comment on this particular application given our previous involvement with school reorganisation in the immediate area.

Anglian Water: There are assets owned by Anglian Water or those subject to an adoption agreement within or close to the development boundary that may affect the layout of the site. Request that the following informative is included if permission is granted.

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highway or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

The foul drainage from this development is in the catchment of Corby STW that at present has capacity for these flows.

The sewage system at present has available capacity for these flows. If the developer wishes to connect to the sewerage network they should serve notice under s106 of the Water Industry Act 1991.

The surface water strategy/flood risk assessment is outside of our jurisdiction and the Local Planning Authority will need to consider which is the appropriate body for commentary/advise on this. We request that the agreed strategy is condition in the planning approval.

North Northamptonshire Joint Planning Unit (NNJPU):

The JPU welcomes the connections that are provided for within the scheme that will facilitate connectivity to the proposed West Corby Sustainable Urban Extension (SUE). The SUEs are key elements of the adopted CSS, and improving and safeguarding links between the existing urban areas and the SUEs will ensure that the benefits of these proposals are maximised. This approach is consistent with Policy 4 of the CSS which seeks to enhance local connections and establish improved walking and cycling networks and Policy 13 k) which allows for travel to home, shops, work and school on foot and by cycle and public transport.

Whilst the review of the CSS is ongoing, the emerging draft plan (August 2012) seeks to increase connectivity at different levels within North Northamptonshire and provides specific policies to achieve this. Whilst these policies are being reviewed in response to consultation feedback they provide a clear direction of travel for the JCS review. Policy 6- *Designing Sustainable Places* criteria c) sets out that new development should *Ensure ease of movement to create well connected places by i. Create connected networks which link to existing streets, green and river routes; ii. Ensure new development is integrated with the surrounding area with good access to public transport and local facilities within walking distance.* Policy 11 a) sets out a range of criteria to create well connected places. Of particular relevance are *i. Development improves or creates routes within settlements to allow better access into the surrounding countryside, and safeguarding longer term potential for the future development of the settlement; iv. New development connects to the maximum number of local streets adjacent to and beyond the site and ensure that it links to those routes in the most direct and legible ways possible, to achieve logical routes and v. Longer term development potential of adjacent land is not compromised through inappropriate schemes, or piecemeal forms of development.*

The JPU is currently consulting on development principles for the proposed Corby West SUE. These principles, which will ultimately be included in the JCS recognise the importance of West Corby being well connected and integrated to the existing town. Criteria f) sets out that the master plan should make provision *for an integrated transport network that is focused on walking, cycling and excellent public transport and provides strong, convenient, permeable and safe routes that connect homes to other destinations within the urban extension and link Corby West to adjoining neighbourhoods, the town and centre and countryside.*

It is considered that the connections proposed within the scheme are consistent with the principles that are established in the policies emerging within the JCS review and are welcomed.

Wildlife Trust: The initial submission did not include sufficient information but further bat and reptile survey/reports were submitted during the application and additional comments were made on these.

With reference to the follow-up / follow-on separate survey report in respect of Reptiles, document entitled "Reptile Survey Report" dated August 2013 by the consultancy First Environment Ltd we find the content and scope of this particular survey report document to be both acceptable and satisfactory in these circumstances.

We recommend that you Condition the Applicant's ecologist's own relevant recommendations as made within Section 4, "Conclusions and Recommendations" on Page 8 of their "Reptile Survey Report" document.

The revised / expanded (dated 10/10/13) letter / report document entitled "Nocturnal Bat Survey Report" as produced by First Environment Consultants Limited containing the additional information as requested by the Local Planning Authority is considered to be satisfactory and acceptable in the circumstances. It is considered that conditions can be applied in respect of the western boundary for bat roosting protection.

Please be aware that the footprint for this particular Application Site lies inside a major, strategic, Sub-Regional Green Infrastructure (GI) Corridor route. Therefore the Wildlife Trust recommends to CBC that you append conditions to any planning permission in order to provide for net planning gain in favour of biodiversity and also enhancements for

biodiversity and GI too in accordance with the submitted documentation and policy requirements.

These 'ecological' conditions might include the use of native species of 'plants' only in the soft landscaping scheme for this particular development site, the creation / installation of features to suit Bats, Birds and Reptiles, and the production and implementation of an Ecological Management Plan (EMP) for the overall site - the latter of which should include the sympathetic conservation management of the on-site attenuation water-body feature.

Culture and Leisure:

Discussions ongoing regarding the off-site contribution for play equipment on the adjacent Glastonbury Road play area rather than within the on site LEAP.

Highways Authority:

Support the cycling and footpath improvements requested by the Local Planning Authority case officer along Lulworth Walk and the footpath adjacent to the A6003.

Request conditions requiring works to the access onto Glastonbury Road including visibility splays.

Request financial contribution towards improvement works at the junctions of the Beanfield Avenue/Cottingham Road and Beanfield Avenue/Jubilee Avenue.

Environmental Services:

At reserved matters stage provisions to be made for kerbside collection for refuse and recycling and access for the vehicles to carry out these collections and bin storage will need to be considered.

Advertisement/Representations

Neighbour Letters were hand delivered on 19 August 2013 to

2 to 52 (evens) Chesil Walk

5 & 8 Bridgwater Court

2-30 (evens) Lulworth Walk

35 & 37 Glastonbury Road

Site Notice was posted on Glastonbury Road on 21 August 2013

Notice was printed in the Evening Telegraph on 29 August 2013

4 Representations were received raising

Traffic impact especially from single access onto Glastonbury Road

Light pollution

Ecology impact as the site has been left vacant for some time

Harm to trees

Report

This application seeks outline consent for the erection of up to 96 dwellings on the former Beanfield secondary school site off Glastonbury Road. The application is in made in outline with the only matter included for detailed consideration being the vehicular access point onto Glastonbury Road with all other matters being reserved.

The site is previously developed land located within a residential area and therefore the principle of reusing the site for housing is supported by planning policy.

Highways/Pedestrian/Cycle/Access

The provision of a single access point to the site has been raised as a concern by local residents and the ward members. There are practical difficulties in providing an alternative access position as the site is bounded by pedestrian only access routes such as Chesil Walk, houses and a school.

The Highways Authority have assessed the submitted application and consider that the single access point that formerly served the school would be acceptable in terms of highway safety.

To accompany the proposed vehicular access it is proposed that there will be pedestrian and cycle access points from the site onto Chesil Walk, Lulworth Walk and the footpath that runs alongside the A6003. These enable access to the Beanfield Primary School and the Farmstead Shops and to the Kingswood Secondary School.

Lulworth Walk and the A6003 footpath are fairly narrow and require improvement/widening works to ensure that they are suitable for use as cycle routes and pedestrian usage including lighting for use in the dark.

The improved pedestrian and cycle linkages especially given that the linkages are to the schools and are significantly more direct than the vehicle routes should help with reducing impact of a single access especially at morning peak times.

The number of houses proposed does have potential impact due the scale of the development and requests for contributions for improvement works at junctions of Beanfield Avenue/Cottingham Road and Beanfield Avenue/Jubilee Avenue have been made by the Highways Authority.

There is indicative car parking quantity provision of 1 space for each 2bed property and 2 spaces for each larger property which is considered to be an appropriate ratio for this location.

Ecology

The application site has been left vacant for a number of years and therefore it is necessary to consider ecology. The site is screened from the A6003 by a large number of trees and hedging and there are a variety of trees within the site.

The site has been subject to detailed ecology assessments including species specific assessments for both reptiles and bats. The site has potential to accommodate wildlife and it is important that the hedge/tree row adjacent to the A6003 is retained and protected as part of the development as contains appropriate roost sites for both bats and wild birds. Conditions protecting this area are required.

As part of the development of the site there is potential for ecological enhancement areas particularly in respect of the water attenuation areas and balancing pond. Relevant conditions in respect of these elements are required.

Drainage/Flooding

The application site is located in flood zone 1 and therefore is not at risk of fluvial (rivers or sea) flooding. The site should not cause increased risk of flooding to adjacent properties and the detailed reserved matter application would require details of the balancing pond and attenuation details to be submitted.

The balancing pond proposed forms part of the development and would be required to prevent increased water run off from the site. The balancing pond can contribute towards the ecology of the site and an appropriate management plan should be in place.

The balancing pond and surrounding grassed area is not proposed to be adopted by Corby Borough Council and would remain in the ownership and maintenance of Northamptonshire County Council and details of the maintenance plan will be required.

Layout

An indicative layout of the site has been provided as part of the application which identifies how the site could be laid out with the proposed number of housing without appearing over developed and allowing for a play area and balancing pond.

The layout is only indicative but demonstrates that the housing numbers proposed could be laid out within the site without causing unacceptable adverse harm to the adjacent residential properties or be overly cramped within the site.

Trees

There are several trees within the site but several of these have been unfortunately damaged or are dead. The application has been accompanied by an arboricultural report which includes an assessment of the trees and details of those proposed to be retained.

The trees located along the boundary of the site with the A6003 are required for their ecological value as well as being of significant visual value to the site and the adjacent footpath. Therefore it is appropriate to require their retention in perpetuity.

There is a mature English oak tree within the site which is fairly large at 15m in height and with a sizeable canopy (between 5.5m to 8m out from the tree). The tree is proposed to be retained as part of the development.

There are two other English oaks (T6 & T7) within the site both of which are proposed to be removed. T6 is dead and therefore it is appropriate to be removed.

T7 is located adjacent to the protected tree/hedge row located adjacent to the A6003 footpath and therefore it would be possible to have the tree protected within this area however it has been subject to damage including fire damage around the base and trunk. The permanent retention of T7 is not justified but the indicative layout does propose its retention and it may be retained.

There is a silver birch located near Lulworth Walk which is the only category A tree within the site and this is required to be retained.

Light

There is potential for lighting impact from the adjacent floodlit all weather pitch to have an impact on the new residential occupiers of the site and potential impacts of the new development on the nearby residents and bats/birds within the protected tree line.

The balancing pond is proposed to be located at the bottom of the site in order to help separate the floodlit sports pitch from the new residential properties.

It is necessary to have a lighting strategy condition related to the detailed layout of the site.

Noise

Due to the nature of the development the main noise implication of the proposed development is the impact of the A6003 on the future residential occupiers of the site.

The noise assessment which accompanies the application identifies that the main area of concern would be the area adjacent to the A6003. The noise assessment recommends that housing adjacent to the A6003 should be front on to the A6003 with gardens to the rear similar to the housing on Chesil Walk immediately to the north of the site. This would enable the houses to be used as a partial buffer for the residential units further into the site.

There is potential conflict between the noise recommendation and the protection of the tree/hedgerow adjacent to the A6003 if the houses face onto the A6003 due to their proximity and detailed consideration of this will need to be given at the reserved matters stage.

A noise assessment should be submitted with the reserved matters in order to assess any conflict and ensure that the future residents have an acceptable level of amenity.

Housing mix/tenure

The application is in outline and therefore the housing types are indicative however it is detailed within the Planning, Design & Access Statement that the houses will be two storey terrace, semi and detached properties with 2, 3 or 4 bedrooms. The proposed house types therefore correspond with the scale and types of the housing area and are appropriate for this location.

The site is proposed to be a mix of 30% affordable housing which would accord the policy requirement for the site. This will be required as part of the legal agreement for the site but the exact house type and position will be dependent on the housing type proposed at reserved matters.

S106 Agreement

It is proposed that the s106 agreement will incorporate the following heads of terms

- Education contribution
- Off site play equipment contribution
- community facility contribution
- Affordable housing
- Highway contribution
- Water cycle strategy

S106 requests are required to be justified in order to meet the Community Infrastructure Levy Regulations which imposes the following test on them;

A planning obligation (s106) may only constitute a reason for granting planning permission for the development if the obligation is

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development

The education contribution is required due to the nearby schools being over capacity and the need for them to expand to provide additional classroom facilities to accommodate residents from the new housing. The education request made by the County Council is considered necessary and justified in relation to the scale and nature of the scheme.

The off-site play equipment contribution is requested on the basis that the site is located opposite the neighbourhood play area on Glastonbury Road. The larger play area is in very close proximity and the contribution is associated with the development. The area which the play equipment would have been positioned within the site is to be provided but would not require play equipment on it.

The community facility contribution is to be spent on community facilities within proximity of the site. The exact details of the contribution are subject to negotiation.

There will be a requirement for an affordable housing clause within the s106 which will require 30% of the properties to be affordable.

The highway contribution is subject to negotiation and is currently proposed to be towards the Beanfield Avenue/Cottingham Road and Beanfield Avenue/Jubilee Avenue junctions.

Water cycle strategy contributions are required from new development in accordance with Corby Water Cycle Strategy in order to accommodate water and sewage flows associated with the new developments particularly entering and leaving the Corby Sewage Treatment Works.

There is also a requirement for the legal fees in association with the s106 agreement which form part of the agreement.

RECOMMENDATION:

Approve subject to the conditions below and s106 agreement to accord with the Heads of Terms in the report

Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Access
- (b) Layout
- (c) Scale
- (d) Appearance
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. The detailed landscaping plans submitted as reserved matters shall include:

- details of boundary treatments and hard surfaces
- the location, size and species of all trees to be planted
- the location, size, species and density of all shrub and ground cover planting
- a schedule of implementation

Reason: In the interests of visual amenity and to ensure that the development complies with Policies 13 and 14 of the North Northamptonshire Core Spatial Strategy.

4. The detailed access arrangements/plans submitted as reserved matters shall include:

- precise details of the vehicular access from Glastonbury Road in accordance with the submitted Site Access Plan Drwg No. 27927/005/005 received 26 September 2013
- precise details of the position and arrangements for cycle and pedestrian access onto Chesil Walk, Lulworth Walk and the footpath adjacent to the A6003.

Reason: in order to define the parameters of the access

5. Prior to the commencement of any building work within the site samples of all materials to be used in the external construction of this development shall be provided on site and details (including photographs) shall be submitted for the approval in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

Reason: To ensure a satisfactory appearance in the interests of visual amenity and to comply with "Saved" policy P1(E) of The Corby Borough Local Plan and Policy 13 of the North Northamptonshire Core Spatial Strategy.

6. The precise details of the boundary treatments for this site shall be agreed in writing by the Local Planning Authority prior to the commencement of development. Prior to the first occupation of any building the boundaries shall be completed in accordance with the approved details and thereafter the boundaries shall be maintained in accordance with the approved details.

Reason: In the interests of amenity, crime prevention and to comply with Policy 13 of the North Northamptonshire Core Spatial Strategy

7. Before any equipment, machinery or materials are brought onto site, details of the fencing to be erected around the root protection areas of the trees to be retained as identified within the submitted RGS Tree Survey Report dated January 2013 shall be submitted for the written approval of the Local Planning Authority. The approved fencing shall be retained until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees and hedges in the interests of visual amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

8. The trees and/or groups of trees identified within appendix 2 of the submitted RGS Tree Survey Report dated January 2013 as grades A or B shall be retained for the lifetime of the trees. No works shall be undertaken to these trees without the prior written consent of the Local Planning Authority unless a management plan covering these trees/groups of trees has been submitted to and approved in writing in advance by the Local Planning Authority.
Reason: The trees and groups of trees identified provide visual amenity to the local area, ecological value and amenity value for future residents of the site. In order to prevent damage or removal of the trees and hedges in the interests of amenity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and guidance within the National Planning Policy Framework
9. To accompany the submission of the first reserved matters details of measures for noise mitigation from the adjacent A6003 both within properties and on the boundaries of the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved scheme of noise mitigation.
Reason: In the interests of amenity of the future occupiers and Policy 13 of the North Northamptonshire Core Spatial Strategy and the DEFRA Noise Policy Statement for England
10. To accompany the first submission of the reserved matters a detailed lighting strategy for the development shall be submitted for the written approval of the Local Planning Authority. The strategy shall include measures to mitigate the lighting impact on residential amenity of the new occupiers from the adjacent flood lit pitch, details of new lighting and measures to reduce light splay onto the western boundary towards the A6003. The development shall be implemented in accordance with the lighting strategy and thereafter maintained.
Reason: In the interests of visual amenity and wildlife sensitivity in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and guidance within the National Planning Policy Framework.
11. To accompany the first submission of the reserved matters a management plan and landscaping strategy, including long term design objectives, ecological objectives, management responsibilities and maintenance schedules for all landscaped areas including the balancing pond, shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall be implemented and undertaken in accordance with the approved document unless otherwise agreed in writing in advance with the Local Planning Authority.
Reason: In the interests of visual amenity and conservation and to comply with North Northamptonshire Core Spatial Strategy Policy 13 and guidance within the National Planning Policy Framework.
12. To accompany the submission of the first reserved matters details of improved cycle and pedestrian paths between Glastonbury Road and Farmstead Road (adjacent to Lulworth Walk) and between Chesil Walk and Tower Hill Road shall be submitted for the written approval of the Local Planning Authority. The new/improved paths shall be implemented concurrently with the construction of the site and shall be completed prior to the first occupation of any of the buildings.
Reason: In the interests of sustainable development, to reduce car dependence and to improve connectivity between the site and the surrounding area in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy and guidance within the National Planning Policy Framework.
13. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1% annual exceedance probability will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before

the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason: to prevent the increased risk of flooding both on and off site in accordance with guidance in the National Planning Policy Framework and policy 13 of the North Northamptonshire Core Spatial Strategy.

14. The development shall be undertaken in accordance with the recommendations in the submitted ecology reports;
- BSG ecology Beanfield, Glastonbury Road, Corby Preliminary Ecology Assessment dated 09 August 2013 received 14 August 2013
 - First Environment Consultants Ltd Nocturnal Bat Survey Report letter dated 10 October 2013
 - First Environment Limited Reptile Survey Report for former Beanfield School, Glastonbury Road, Corby, Northamptonshire dated August 2013 received 6 September 2013

Reason: in order to protect and enhance the ecological value of the site and wildlife within the site in accordance with the requirement of policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended)

15. Withstanding the recommendations of the submitted ecology reports if at submission of detailed reserved matters stage any development including buildings, paths, lighting or removal of vegetation is considered by the Local Planning Authority (in consultation with its ecological advisors) to affect the usage of the tree/hedgerow on the western boundary by nesting birds, bats or other protected species then additional survey work will be required and undertaken and submitted for the written approval of the Local Planning Authority. The development shall be undertaken in accordance with the approved ecology reports.

Reason: In order to protect and enhance the ecological value of the site and wildlife within the site in accordance with the requirement of policy 13 of the North Northamptonshire Core Spatial Strategy, guidance within the National Planning Policy Framework and the requirements of The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended)

16. The approved remediation strategy detailed in the Soiltechnics Report STK2440A-G01 rev) dated May 2013 shall be carried out in accordance with the approved details prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a validation report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with guidance within the National Planning Policy Framework and contaminated land guidance from DEFRA.

17. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the Remediation Strategy detailing how this unexpected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with guidance within the National Planning Policy Framework and contaminated land guidance from DEFRA.

18. Prior to commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and gain the written approval in writing by the Local Planning Authority. The Construction Management Plan shall include and specify the provision to be made for hours of working and measures to control noise, dust and mud on the road. The Plan should also include a waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from construction works. The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

Reason: In the interests of amenity and highway safety in accordance with Policy 13 of the North Northamptonshire Core Spatial Strategy.

Informative

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highway or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost. The diversion works should normally be completed before development can commence.

S106 Heads of terms

- Education contribution
- Off site play equipment contribution
- community facility contribution
- Affordable housing
- Highway contribution
- Water cycle strategy

Reasons for Approval:

The site is previously developed land located within the existing urban area with access to facilities and the principle of the use of the site for housing is considered to be acceptable. The proposal is considered to be of appropriate form and scale for its location and connect with the surrounding development. Subject to the controls on the permission the proposal is considered to have an acceptable impact on the area and not adversely impact on wildlife, drainage, highways, residential amenity of future and current occupiers or existing amenities. The proposal is therefore considered to accord with Policies 1, 4, 9, 10, 13, 14 & 15 of the North Northamptonshire Core Spatial Strategy, the Urban Structure Study and emerging policies within the North Northamptonshire Core Spatial Strategy review which seek connectivity to West of Corby Sustainable Urban Extension, guidance within the National Planning Policy Framework and DEFRA Noise Policy Statement for England and the requirements of The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended)

Officer to Contact:

Gavin Ferries

13/00242/OUT

Beanfield School Site

